

HARRISBURG ZONING HEARING BOARD

AGENDA

REGULAR MEETING

August 24, 2015 (MONDAY)

REV. DR. MARTIN LUTHER KING, JR. CITY GOVERNMENT CENTER

PUBLIC SAFETY AUDITORIUM, ROOM 213

6:00 PM

OLD BUSINESS:

- 2220 **Variance and Special Exception for 1308 Green Street**, zoned (RLB), filed by Gary Wilson, to construct two (2) two-family detached dwelling units. This case is to be heard under the 2013 Zoning Code. The Applicant is requesting a Special Exception for relief of the side yard and rear yard setbacks. Per section 309.16(c)(2) of the Planning and Zoning Code, the side yard must have a width not less than 10% of the lot width and the rear yard must have a depth not less than ten (10) feet. The Applicant is also requesting a Variance for relief of parking requirements. Per Section 7-319.2(a) of the Planning and Zoning Code, residential accessory off-street parking must be located on the same lot or, by Special Exception, an abutting lot to the principal use. The Applicant is requesting a Variance from Section 7-309.16(a)(1) of the Zoning Code which incorporates Section 7-309.14(a)(1) requiring two-family dwellings to have separate outdoor or vestibule entrances on the ground floor, front and rear, for each family. The Applicant is also requesting a Special Exception for dimensional relief related to the height of the buildings. Per Section 7-309.16(c)(1), the height of a new principal building may vary by no more than 15% from the average height of principal buildings on abutting properties.
- 2280 **Zoning Appeal for 115 North 2nd Street**, zoned Downtown Center (DC), filed by 114 Office Associates, c/o/John Brinjac, to appeal the zoning violation enforcement notice sent to the owner of the property on March 31, 2015. Per Section 7-305.7 of the Zoning Code, commercial parking lots are not a permitted use in the DC zone [**Applicant has requested a Continuance for the September 21st meeting**].
- 2284 **Variance and Special Exception for 1347 Vernon Street**, zoned Residential Medium-Density (RM), filed by Yonis Mercedes, to open a tobacco shop on the property. Per Section 7-305.7, retail stores are not permitted in the RM Zone. Per Section 7-327.6, one off-street space is required for every 200 square feet of gross floor area, and one off-street space is required for each employee.
- 2287 **Variance and Special Exception for 2426 Ellerslie Street**, zoned Residential Medium-Density (RM), filed by Eric Peel, to construct 220 multi-family units on the historic John Elder homestead at 2426 Ellerslie Street and to exceed height and density requirements. Per Section 7-305.7, multi-family housing can be built by Special Exception in the RM zone. Per Section 7-307.3, the minimum lot area per dwelling unit is 1,500 square feet in the RM zone and the density is 8-20 units per acre [**Applicant has requested a Continuance for the September 21st meeting**].

Harrisburg Zoning Hearing Board Agenda

August 24, 2015

Page 2

- 2291 **Variance and Special Exception for 211 North Front Street**, zoned Riverfront (RF), filed by Mike Kosick of PHFA, to request relief of the rear yard setback, expansion of a non-conforming building, and relief from the provision of off-street parking. Per Section 7-307.3, the minimum rear yard setback is 15 feet. Per Section 7-321.4, a non-conforming building can be expanded by Special Exception. Per Section 7-327.8, off-street parking can be reduced by Special Exception [**Applicant has requested a Continuance for the September 21st meeting**].

NEW BUSINESS:

- 2292 **Variance for 513 North 2nd Street**, zoned Commercial Neighborhood (CN), filed by Virginia Roth of P.P.O. & S., to add a projecting banner that exceeds the 10 square feet allowed per Section 7-325.6 of the Zoning Code.
- 2293 **Special Exception and Variance for 1810 Swatara Street**, zoned Residential Medium-Density (RM), filed by Sui Liang Phie, to add an additional unit to the existing single-family home. Per Section 7-305.7, multi-family dwellings are permitted by Special Exception. Per Section 7-309.2(v), single-family dwellings may be converted to multi-family dwellings provided there is a minimum of 2,500 square feet in the existing dwelling unit. Per Section 7-327.8, off-street parking can be reduced by Special Exception [**Applicant has requested a Continuance for the September 21st meeting**].
- 2294 **Variance for 1276 Market Street**, zoned Commercial Neighborhood (CN), filed by Muhammad S. Ali of Ali Farman, LLC Pizza Boli, to create 4 apartment units above the restaurant. Per Section 7-307.3, a minimum lot area of 1,200 square feet is required per dwelling unit.

APPLICATIONS ON FILE NOT BEING HEARD:

- 2288 **Zoning Appeal for 333 South 18th Street and 1810 Rudy Road**, zoned Commercial Neighborhood (CN), filed by Timothy Rowbottom of TNT International, Inc., to appeal the decision of the Zoning Officer that the garage intended to operate at the site was not a legally operating business at the time of the adoption of the 2014 Zoning Code. Per Section 7-321.2 all lawfully operating uses may be continued, altered, restored, reconstructed, sold, or maintained in accordance with the provisions of Chapter 7-321 of the Zoning Code. Per Section 7-305.7, auto repair garages are not a permitted use within the CN zone [**Continued until the September 21st Zoning Hearing Board meeting. The City Law Bureau has the election to file a memorandum of law in response to the document provided by the Applicant's counsel before this meeting.**]

ADJOURN